083.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	795,900 / 795,900
					USE VALUE:	795,900 / 795,900
					ASSESSED:	795,900 / 795,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AYERS REYNELL R
Owner 2:	
Owner 3:	
Street 1:	60 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,852 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2368 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4852.000	396,900	3,100	395,900	795,900
Total Card	0.111	396,900	3,100	395,900	795,900
Total Parcel	0.111	396,900	3,100	395,900	795,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.11 | /Parcel: 336.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	52132
GIS Ref	
GIS Ref	
Insp Date	07/08/20

!6782!

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,500	3100	4,852.	395,900	631,500	631,500	Year End Roll	12/18/2019
2019	101	FV	201,400	3100	4,852.	390,200	594,700	594,700	Year End Roll	1/3/2019
2018	101	FV	204,200	3100	4,852.	299,700	507,000	507,000	Year End Roll	12/20/2017
2017	101	FV	204,200	3100	4,852.	282,800	490,100	490,100	Year End Roll	1/3/2017
2016	101	FV	204,200	3100	4,852.	260,200	467,500	467,500	Year End	1/4/2016
2015	101	FV	192,900	3100	4,852.	243,200	439,200	439,200	Year End Roll	12/11/2014
2014	101	FV	179,100	3100	4,852.	224,000	406,200	406,200	Year End Roll	12/16/2013
2013	101	FV	179,100	3100	4,852.	224,000	406,200	406,200		12/13/2012

PRINT

Date	Time
12/10/20	21:30:07

LAST REV

Date	Time
07/08/20	11:21:40
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6782

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAKER RICHARD A	1189-92		6/24/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	52132
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2019	940	Addition	159,000	O				
6/3/2014	591	Redo Bat	9,600					
8/24/2010	1030	Redo Kit	11,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2020	Measured	DGM	D Mann
9/6/2018	Inspected	CC	Chris C
8/13/2018	MEAS&NOTICE	CC	Chris C
6/24/2014	Info Fm Prmt	PC	PHIL C
12/2/2008	Meas/Inspect	372	PATRIOT
11/26/2008	Measured	163	PATRIOT
2/23/2000	Inspected	276	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4852		Sq. Ft.	Site		0	70.	1.17	6									395,891						395,900	

Total AC/HA: 0.11139 | Total SF/SM: 4852 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 395,891 | Spl Credit | Total: 395,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09341216
Const Adj.:	0.98990101
Adj $ / SQ:	135.296
Other Features:	101300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487556
Depreciation:	90685
Depreciated Total:	396870

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

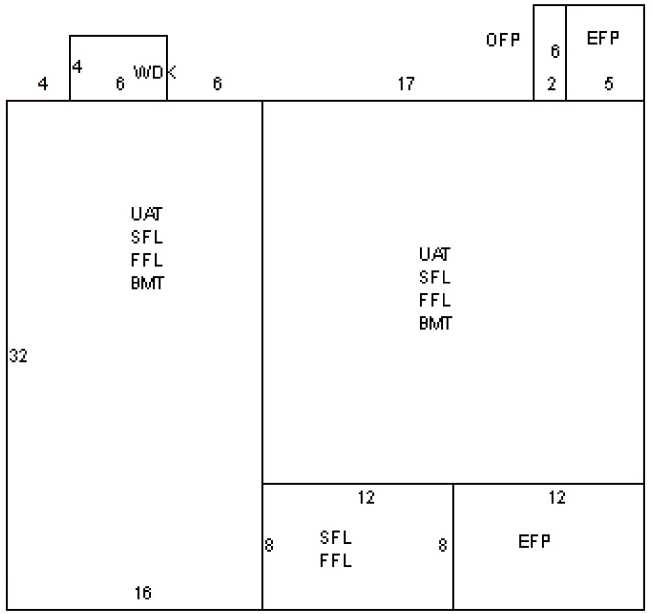
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	135.30
Special Features:	0	Val/Su Net:	102.03
Final Total:	396900	Val/Su SzAd	167.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	135.300	160,191
SFL	Second Floor	1,184	135.300	160,191
BMT	Basement	1,088	40.590	44,161
UAT	Upper Attic	272	54.120	14,720
EFP	Enclos Porch	126	48.340	6,091
WDK	Deck	24	15.840	380
OFP	Open Porch	12	43.560	523
	Net Sketched Area:	3,890	Total:	386,257
Size Ad	2368	Gross Are	4706	FinArea 2368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1925	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100